HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Barrie CMA

Date Released: Fourth Quarter 2015

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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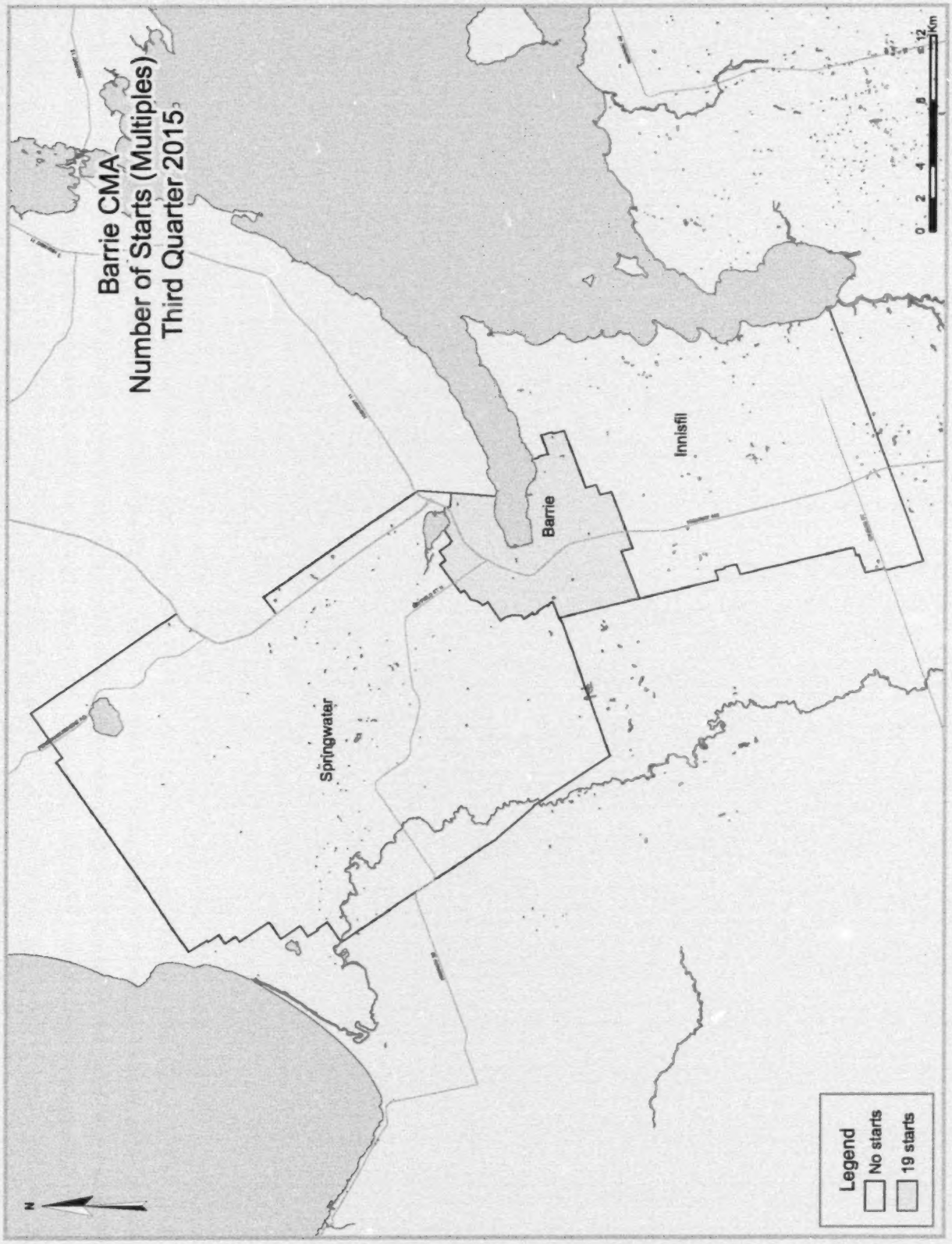
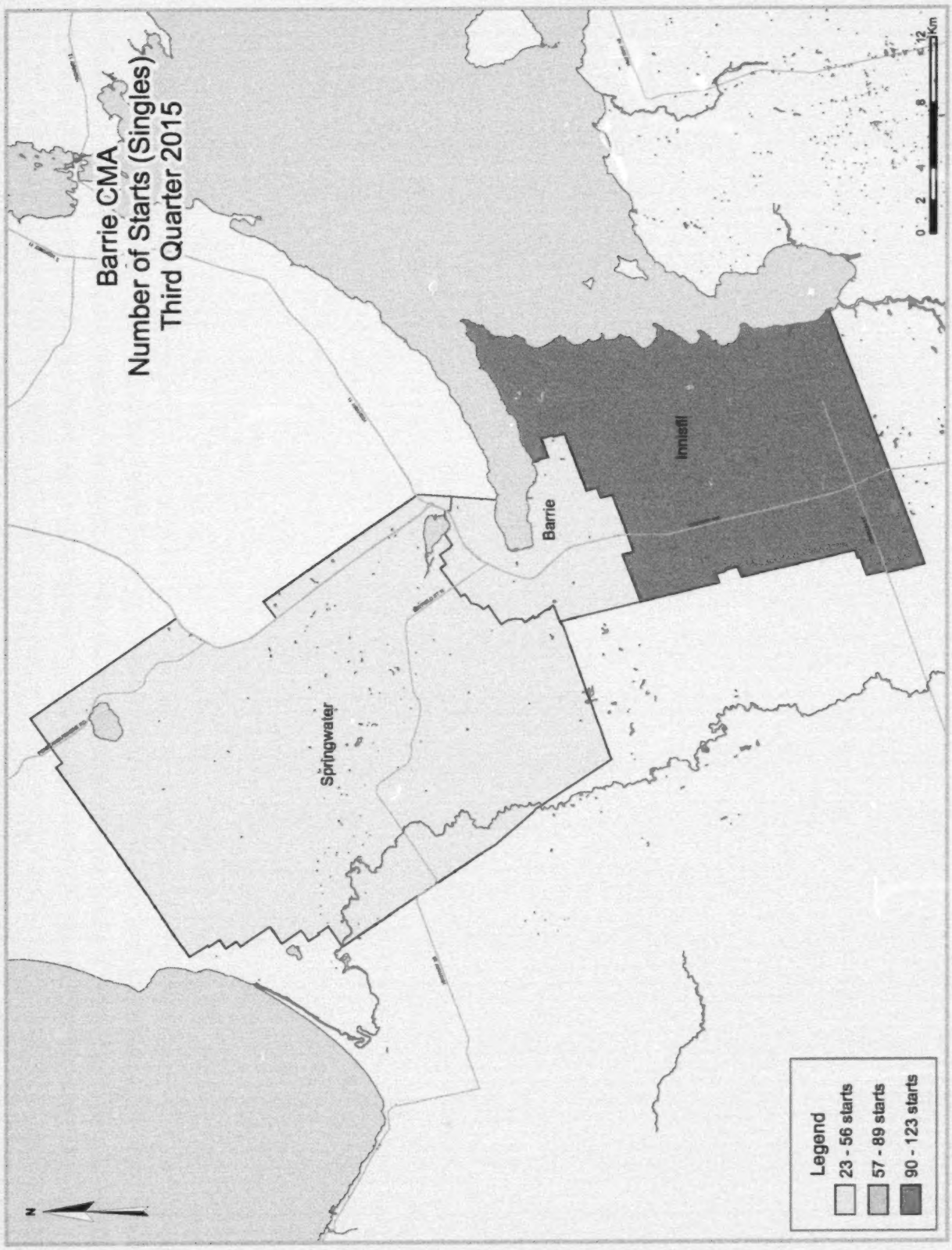
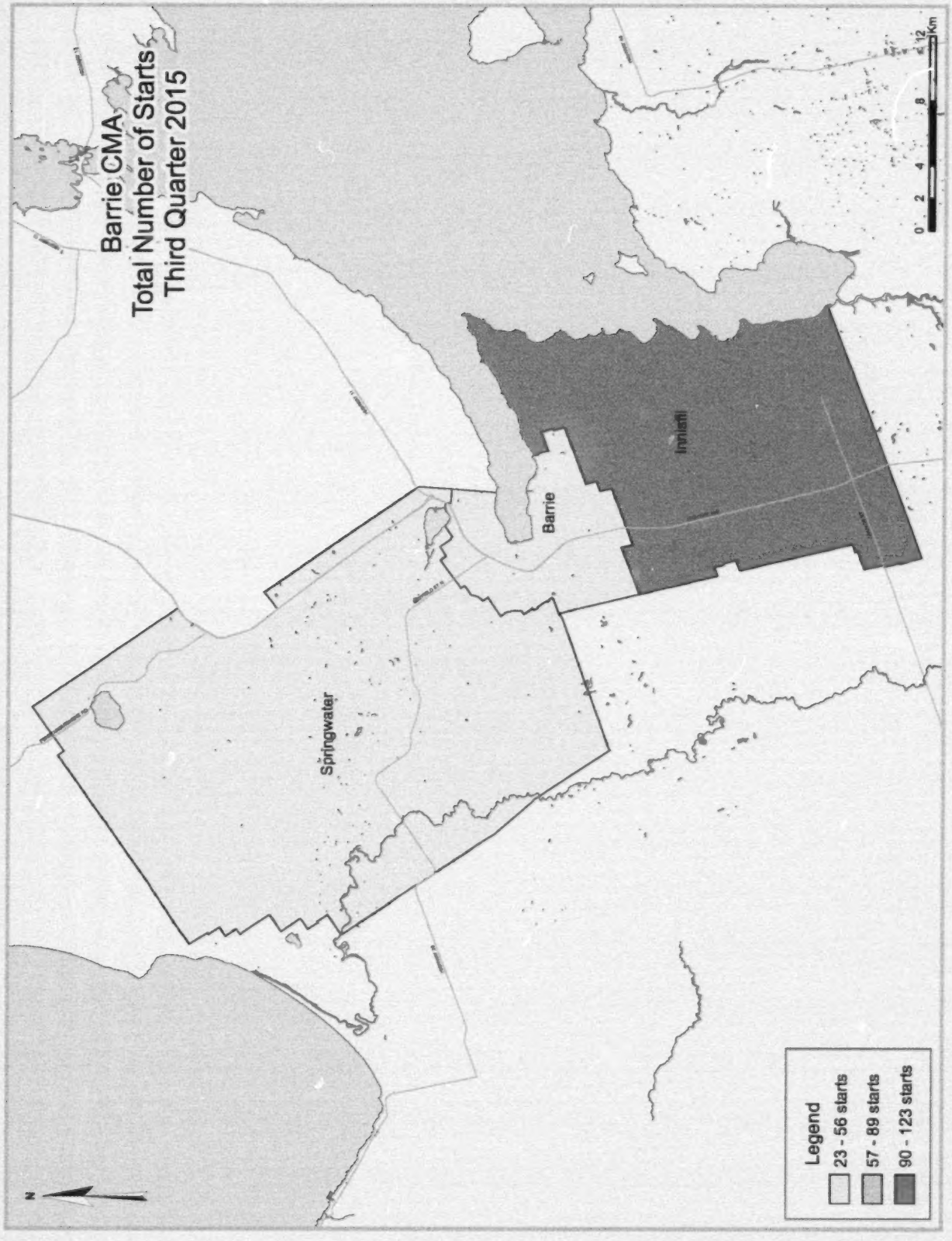
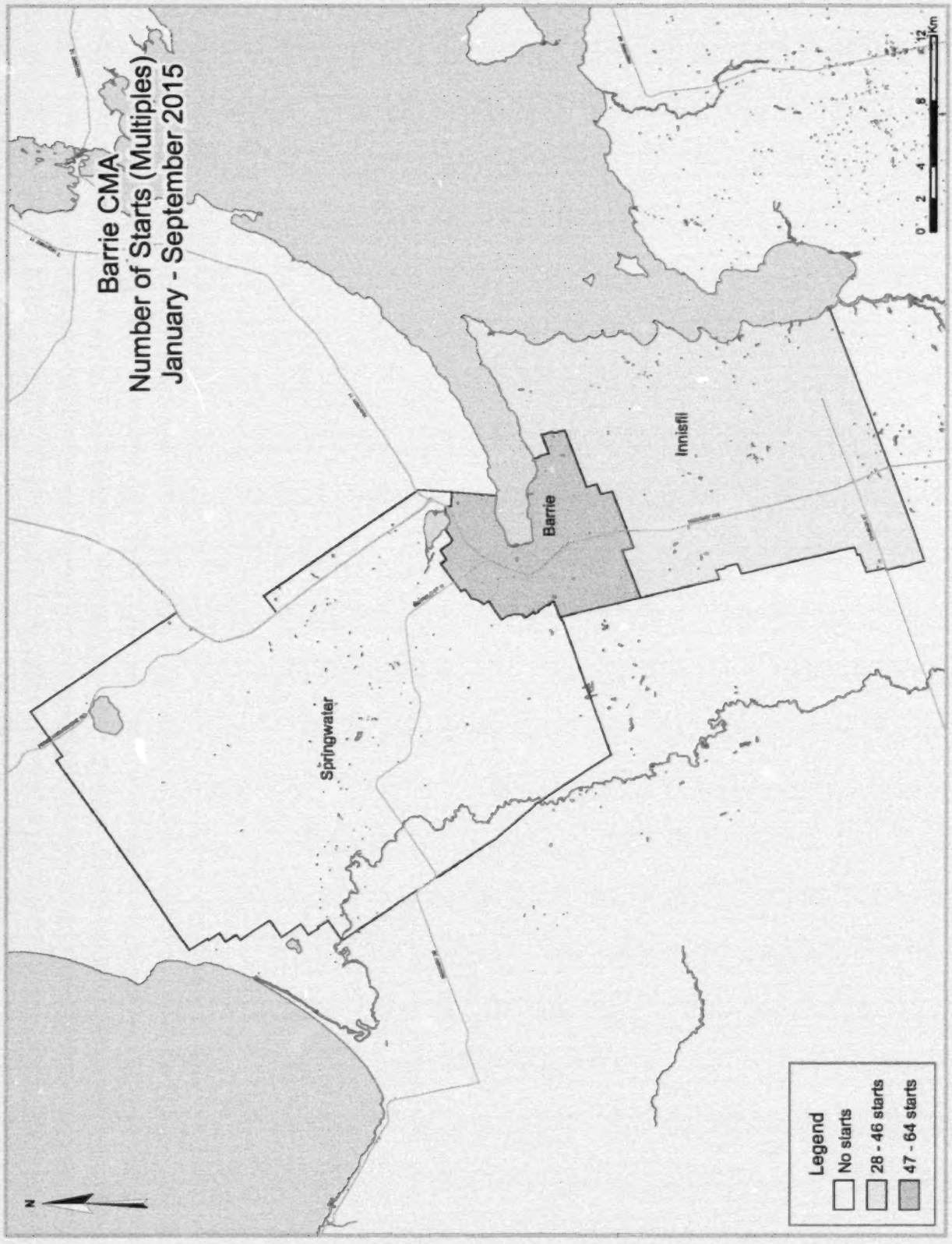
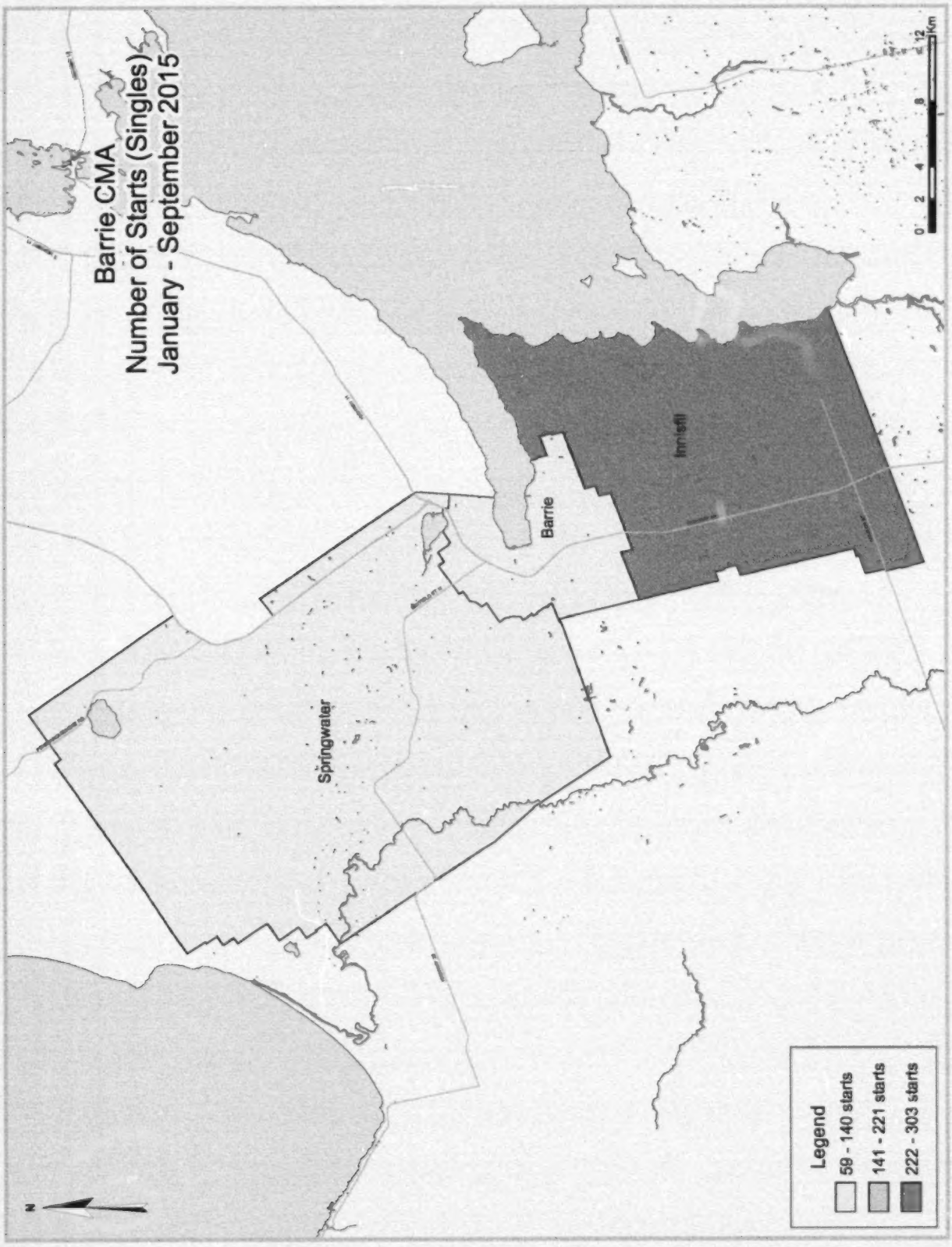
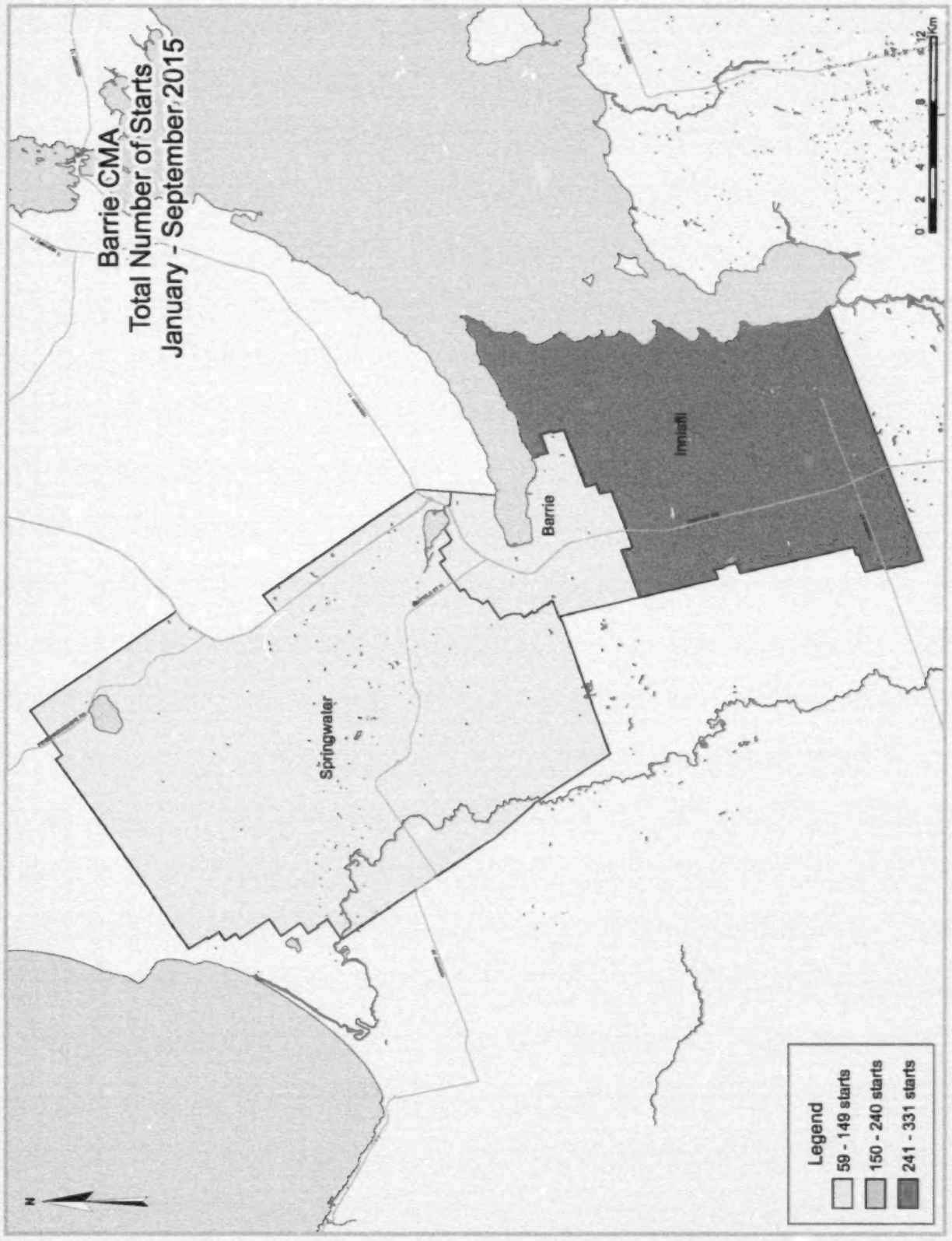

Barrie CMA
Number of Starts (Multiples)
Third Quarter 2015
Innisfil
Barrie
Springwater
0 2 4 8 12 Km
N
Legend
No starts
19 starts


Barrie CMA
Number of Starts (Singles)
Third Quarter 2015
Innisfil
Barrie
Springwater
Legend
23 - 56 starts
57 - 89 starts
90 - 123 starts
N
0
2
4
8
12
Km


Barrie CMA
Total Number of Starts
Third Quarter 2015
Innisfil
Barrie
Springwater
Legend
23 - 56 starts
57 - 89 starts
90 - 123 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Multiples)
January - September 2015
Barrie
Innisfil
Springwater
0 2 4 8 12 Km
N
Legend
No starts
28 - 46 starts
47 - 64 starts


Barrie CMA
Number of Starts (Singles)
January - September 2015
Innisfil
Barrie
Springwater
Legend
59 - 140 starts
141 - 221 starts
222 - 303 starts
N
0
2
4
8
12
Km


Barrie CMA
Total Number of Starts
January - September 2015
Innisfil
Barrie
Springwater
0 2 4 8 12 Km
N
Legend
59 - 149 starts
150 - 240 starts
241 - 331 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
Third Quarter 2015

Barrie CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2013	2014	July 2015	Aug. 2015	Sept. 2015	July 2015	Aug. 2015	Sept. 2015
Single-Detached	602	550	743	518	316	563	588	579
Multiples	289	598	84	-	144	118	118	142
Total	891	1,148	827	518	460	681	706	721

	Quarterly SAAR		Actual			YTD		
	2015 Q2	2015 Q3	2014 Q3	2015 Q3	% change	2014 Q3	2015 Q3	% change
Single-Detached	627	505	150	178	18.7%	450	440	-2.2%
Multiples	208	76	116	19	-83.6%	253	92	-63.6%
Total	835	581	266	197	-25.9%	703	532	-24.3%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2015	178	6	8	0	5	0	0	0	197
Q3 2014	150	4	63	0	7	0	0	42	266
% Change	18.7	50.0	-87.3	n/a	-28.6	n/a	n/a	-100.0	-25.9
Year-to-date 2015	440	10	51	0	31	0	0	0	532
Year-to-date 2014	450	6	68	0	13	76	0	90	703
% Change	-2.2	66.7	-25.0	n/a	138.5	-100.0	n/a	-100.0	-24.3
UNDER CONSTRUCTION									
Q3 2015	388	14	54	0	24	124	6	108	718
Q3 2014	315	6	71	0	13	76	0	92	573
% Change	23.2	133.3	-23.9	n/a	84.6	63.2	n/a	17.4	25.3
COMPLETIONS									
Q3 2015	131	0	12	0	13	96	6	0	258
Q3 2014	121	0	21	0	0	10	2	28	182
% Change	8.3	n/a	-42.9	n/a	n/a	**	200.0	-100.0	41.8
Year-to-date 2015	345	2	68	0	57	184	6	56	718
Year-to-date 2014	390	0	43	0	19	88	2	197	739
% Change	-11.5	n/a	58.1	n/a	200.0	109.1	200.0	-71.6	-2.8
COMPLETED & NOT ABSORBED									
Q3 2015	33	2	0	0	3	7	n/a	n/a	45
Q3 2014	30	0	7	0	6	31	n/a	n/a	74
% Change	10.0	n/a	-100.0	n/a	-50.0	-77.4	n/a	n/a	-39.2
ABSORBED									
Q3 2015	122	0	12	0	13	102	n/a	n/a	249
Q3 2014	130	0	21	0	1	21	n/a	n/a	173
% Change	-6.2	n/a	-42.9	n/a	**	**	n/a	n/a	43.9
Year-to-date 2015	344	0	74	0	59	202	n/a	n/a	679
Year-to-date 2014	440	0	48	0	26	91	n/a	n/a	605
% Change	-21.8	n/a	54.2	n/a	126.9	122.0	n/a	n/a	12.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q3 2015	32	6	8	0	5	0	0	0	51
Q3 2014	14	4	48	0	7	0	0	42	115
Innisfil Town									
Q3 2015	123	0	0	0	0	0	0	0	123
Q3 2014	106	0	15	0	0	0	0	0	121
Springwater Town									
Q3 2015	23	0	0	0	0	0	0	0	23
Q3 2014	30	0	0	0	0	0	0	0	30
Barrie CMA									
Q3 2015	178	6	8	0	5	0	0	0	197
Q3 2014	150	4	63	0	7	0	0	42	266
UNDER CONSTRUCTION									
Barrie City									
Q3 2015	49	12	28	0	24	124	6	108	351
Q3 2014	32	6	51	0	13	76	0	92	270
Innisfil Town									
Q3 2015	291	2	26	0	0	0	0	0	319
Q3 2014	235	0	20	0	0	0	0	0	255
Springwater Town									
Q3 2015	48	0	0	0	0	0	0	0	48
Q3 2014	48	0	0	0	0	0	0	0	48
Barrie CMA									
Q3 2015	388	14	54	0	24	124	6	108	718
Q3 2014	315	6	71	0	13	76	0	92	573
COMPLETIONS									
Barrie City									
Q3 2015	45	0	12	0	13	96	6	0	172
Q3 2014	35	0	21	0	0	10	2	28	96
Innisfil Town									
Q3 2015	64	0	0	0	0	0	0	0	64
Q3 2014	62	0	0	0	0	0	0	0	62
Springwater Town									
Q3 2015	22	0	0	0	0	0	0	0	22
Q3 2014	24	0	0	0	0	0	0	0	24
Barrie CMA									
Q3 2015	131	0	12	0	13	96	6	0	258
Q3 2014	121	0	21	0	0	10	2	28	182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q3 2015	9	2	0	0	3	0	n/a	n/a	14
Q3 2014	5	0	7	0	6	17	n/a	n/a	35
Innisfil Town									
Q3 2015	11	0	0	0	0	0	n/a	n/a	11
Q3 2014	13	0	0	0	0	0	n/a	n/a	13
Springwater Town									
Q3 2015	13	0	0	0	0	7	n/a	n/a	20
Q3 2014	12	0	0	0	0	14	n/a	n/a	26
Barrie CMA									
Q3 2015	33	2	0	0	3	7	n/a	n/a	45
Q3 2014	30	0	7	0	6	31	n/a	n/a	74
ABSORBED									
Barrie City									
Q3 2015	41	0	12	0	13	99	n/a	n/a	165
Q3 2014	39	0	21	0	1	16	n/a	n/a	77
Innisfil Town									
Q3 2015	63	0	0	0	0	0	n/a	n/a	63
Q3 2014	67	0	0	0	0	0	n/a	n/a	67
Springwater Town									
Q3 2015	18	0	0	0	0	3	n/a	n/a	21
Q3 2014	24	0	0	0	0	5	n/a	n/a	29
Barrie CMA									
Q3 2015	122	0	12	0	13	102	n/a	n/a	249
Q3 2014	130	0	21	0	1	21	n/a	n/a	173

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Barrie CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980
% Change	-23.3	-46.2	107.0	n/a	-78.3	n/a	n/a	-100.0	-16.2
2006	972	26	86	0	23	0	0	62	1,169
% Change	-20.3	-45.8	-57.4	n/a	91.7	n/a	-100.0	n/a	-21.2
2005	1,219	48	202	0	12	0	3	0	1,484

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Barrie City	32	14	6	4	13	55	0	42	51	115	-55.7
Innisfil Town	123	106	0	0	0	15	0	0	123	121	1.7
Springwater Town	23	30	0	0	0	0	0	0	23	30	-23.3
Barrie CMA	178	150	6	4	13	70	0	42	197	266	-25.9

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Barrie City	78	70	8	6	56	61	0	166	142	303	-53.1
Innisfil Town	303	317	2	0	26	20	0	0	331	337	-1.8
Springwater Town	59	63	0	0	0	0	0	0	59	63	-6.3
Barrie CMA	440	450	10	6	82	81	0	166	532	703	-24.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Barrie City	13	55	0	0	0	0	0	42
Innisfil Town	0	15	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	13	70	0	0	0	0	0	42

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Barrie City	56	61	0	0	0	76	0	90
Innisfil Town	26	20	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	82	81	0	0	0	76	0	90

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Barrie City	46	66	5	7	0	42	51	115
Innisfil Town	123	121	0	0	0	0	123	121
Springwater Town	23	30	0	0	0	0	23	30
Barrie CMA	192	217	5	7	0	42	197	266

Table 2.5: Starts by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Barrie City	111	124	31	89	0	90	142	303
Innisfil Town	331	337	0	0	0	0	331	337
Springwater Town	59	63	0	0	0	0	59	63
Barrie CMA	501	524	31	89	0	90	532	703

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Barrie City	45	35	0	2	31	21	96	38	172	96	79.2
Innisfil Town	64	62	0	0	0	0	0	0	64	62	3.2
Springwater Town	22	24	0	0	0	0	0	0	22	24	-8.3
Barrie CMA	131	121	0	2	31	21	96	38	258	182	41.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Barrie City	62	93	2	2	111	48	240	285	415	428	-3.0
Innisfil Town	233	250	0	0	20	14	0	0	253	264	-4.2
Springwater Town	50	47	0	0	0	0	0	0	50	47	6.4
Barrie CMA	345	390	2	2	131	62	240	285	718	739	-2.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Barrie City	25	21	6	0	96	10	0	28
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	25	21	6	0	96	10	0	28

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Barrie City	105	48	6	0	184	88	56	197
Innisfil Town	20	14	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	125	62	6	0	184	88	56	197

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Barrie City	57	56	109	10	6	30	172	96
Innisfil Town	64	62	0	0	0	0	64	62
Springwater Town	22	24	0	0	0	0	22	24
Barrie CMA	143	142	109	10	6	30	258	182

Table 3.5: Completions by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Barrie City	112	122	241	107	62	199	415	428
Innisfil Town	253	264	0	0	0	0	253	264
Springwater Town	50	47	0	0	0	0	50	47
Barrie CMA	415	433	241	107	62	199	718	739

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q3 2015	0	0.0	16	42.1	13	34.2	3	7.9	6	15.8	38	-	390,143
Q3 2014	4	10.3	2	5.1	3	7.7	19	48.7	11	28.2	39	415,000	428,727
Year-to-date 2015	0	0.0	16	30.2	18	34.0	7	13.2	12	22.6	53	-	409,797
Year-to-date 2014	11	10.2	13	12.0	18	16.7	36	33.3	30	27.8	108	415,000	430,347
Innisfil Town													
Q3 2015	0	0.0	2	3.8	8	15.1	12	22.6	31	58.5	53	467,500	472,450
Q3 2014	0	0.0	12	17.9	19	28.4	19	28.4	17	25.4	67	405,000	437,983
Year-to-date 2015	2	0.9	22	10.1	43	19.8	32	14.7	118	54.4	217	470,000	500,402
Year-to-date 2014	9	3.1	55	19.2	85	29.7	75	26.2	62	21.7	286	405,000	421,006
Springwater Town													
Q3 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	716,191
Q3 2014	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	657,500	675,246
Year-to-date 2015	0	0.0	1	3.4	0	0.0	0	0.0	28	96.6	29	-	706,803
Year-to-date 2014	0	0.0	0	0.0	1	2.2	1	2.2	44	95.7	46	657,500	663,610
Barrie CMA													
Q3 2015	0	0.0	18	17.3	21	20.2	15	14.4	50	48.1	104	447,500	475,764
Q3 2014	4	3.1	14	10.8	22	16.9	38	29.2	52	40.0	130	427,500	479,009
Year-to-date 2015	2	0.7	39	13.0	61	20.4	39	13.0	158	52.8	299	460,000	498,071
Year-to-date 2014	20	4.5	68	15.5	104	23.6	112	25.5	136	30.9	440	410,000	447,011

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2015						
Submarket	Q3 2015	Q3 2014	% Change	YTD 2015	YTD 2014	% Change
Barrie City	390,143	428,727	-9.0	409,797	430,347	-4.8
Innisfil Town	472,450	437,983	7.9	500,402	421,006	18.9
Springwater Town	716,191	675,246	6.1	706,803	663,610	6.5
Barrie CMA	475,764	479,009	-0.7	498,071	447,011	11.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie Third Quarter 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	194	-13.8	339	461	567	59.8	317,546	9.2	327,283
	February	294	0.0	378	499	586	64.5	334,640	9.2	335,524
	March	387	7.5	382	708	607	62.9	345,396	11.9	340,240
	April	471	-8.4	384	859	634	60.6	334,505	2.9	331,184
	May	581	-1.9	415	990	724	57.3	343,304	6.0	336,280
	June	553	7.4	402	852	706	56.9	350,479	7.0	342,364
	July	509	2.2	420	801	710	59.2	343,924	6.3	337,019
	August	437	9.8	430	696	708	60.7	330,979	4.0	332,451
	September	445	15.9	417	768	703	59.3	341,074	2.1	342,656
	October	396	0.5	403	636	679	59.4	343,113	8.5	348,761
	November	331	21.2	455	384	609	74.7	347,728	12.6	354,961
	December	197	-2.0	370	252	672	55.1	346,584	19.8	350,550
2015	January	218	12.4	414	507	612	67.6	337,718	6.4	348,719
	February	335	13.9	429	616	710	60.4	347,278	3.8	348,531
	March	451	16.5	432	819	681	63.4	353,644	2.4	352,490
	April	580	23.1	455	911	696	65.4	375,713	12.3	364,724
	May	625	7.6	445	1,009	703	63.3	375,810	9.5	366,374
	June	609	10.1	418	865	669	62.5	373,059	6.4	363,913
	July	542	6.5	443	737	665	66.6	371,393	8.0	366,387
	August	434	-0.7	428	622	639	67.0	376,773	13.8	380,447
	September	453	1.8	433	695	648	66.8	394,870	15.8	389,491
	October									
	November									
	December									
	Q3 2014	1,391	8.7		2,265			338,945	4.3	
	Q3 2015	1,429	2.7		2,054			380,469	12.3	
	YTD 2014	3,871	2.4		6,634			339,952	6.2	
	YTD 2015	4,247	9.7		6,781			370,410	9.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Third Quarter 2015

		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	107.8	5.8	70.1	878
	February	595	3.14	5.24	117.9	124.6	107.1	6.1	69.8	866
	March	581	3.14	4.99	117.9	125.1	107.8	6.6	70.6	862
	April	570	3.14	4.79	118.4	125.9	108.6	6.1	70.7	873
	May	570	3.14	4.79	118.4	126.5	110.1	6.5	71.9	859
	June	570	3.14	4.79	118.8	126.9	109.3	6.3	71.1	847
	July	570	3.14	4.79	118.7	126.5	109.8	6.7	71.7	822
	August	570	3.14	4.79	119.1	126.5	111.7	6.5	72.5	832
	September	570	3.14	4.79	119.3	126.7	115.0	6.0	74.2	847
	October	570	3.14	4.79	119.4	126.8	116.7	5.0	74.4	857
	November	570	3.14	4.79	119.6	126.3	115.9	4.8	73.5	856
	December	570	3.14	4.79	119.8	125.4	115.1	5.1	73.3	858
2015	January	570	3.14	4.79	119.7	125.3	114.9	5.5	73.4	873
	February	567	2.89	4.74	120.1	126.2	113.4	6.4	73.0	880
	March	567	2.89	4.74	120.3	127.1	112.3	6.7	72.4	890
	April	561	2.89	4.64	120.6	126.9	110.5	7.8	72.0	919
	May	561	2.89	4.64	121.0	127.7	110.6	8.2	72.3	958
	June	561	2.89	4.64	121.5	128.2	110.3	7.7	71.6	980
	July	561	2.89	4.64	121.9	128.4	109.7	7.2	70.8	963
	August	561	2.89	4.64	122.5	128.0	110.1	6.8	70.6	940
	September	561	2.89	4.64		127.8	108.6	6.9	69.7	932
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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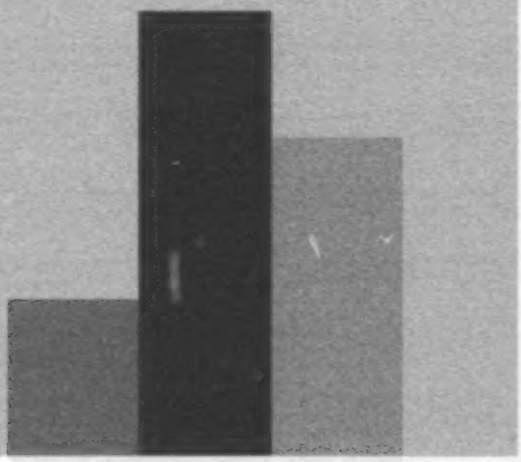

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